



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA
148 South Wilson, Nipomo, CA 93444

Monday, September 11th, 2017 – 9:00 am

Call to Order

Pledge of Allegiance

Roll Call –

Richard Malvarose LUC Chair – richard@nipomoproperties.com

Kevin Beauchamp Incoming Chair – kevin.beauchamp@kw.com

Art Herbon SCAC Chair – afherbon@gmail.com

El-Jay Hansson – hansson@verizon.net

Hans Hansson – hansson@verizon.net

Vince McCarthy – vincemcc@att.net

Richard Wright – zwrights229@aol.com

William Woodson – Williamwoodson@hotmail.com

Rudy Stowell – rudystowell@gmail.com

Barbara Verlangiere – blondmare@gmail.com

Additions or Deletions - None

Correspondence and Comments from the Chair – Welcome new LUC Chair

Approval of August Minutes

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA cont'

Public Comment Period: Limited to three minutes for those items not on the agenda

**County of San Luis Obispo
Department of Planning & Building**

Trilogy Phase 2B DRC 2016-00132

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

**County of San Luis Obispo
Department of Planning & Building**

**DRC2017-00020, South County E-Referral, Minor Use Permit, Nipomo
APN(s): 091-508-002, -003, & -006**

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[DIRECT LINK to VAULT VEHICLE STORAGE LLC Referral Package](#)

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA cont'

**County of San Luis Obispo
Department of Planning & Building**

**DRC2017-00011 VIOLANTE, South County E-Referral, Minor Use Permit, Nipomo
APN(s): 091-430-030**

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[DIRECT LINK to VIOLANTE Referral Package](#)

**County of San Luis Obispo
Department of Planning & Building**

**DRC2017-00016 CALLENDER / CAL COAST COMMERCIAL, Coastal E-Referral, Conditional Use Permit,
Arroyo Grande
APN(s): 091-152-004**

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[DIRECT LINK to CAL COAST / CALLENDER Referral Package](#)

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA cont'

**County of San Luis Obispo
Department of Planning & Building**

SUB2017-00011 E+M LIMITED PARTNERSHIP, South County E-Referral, Lot Line Adjustment, Arroyo Grande

APN(s): 075-181-036, -035, -033, 032, & -003

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[DIRECT LINK to E+M LIMITED Referral Package](#)

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA cont'

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

If your community has a "vision" statement in the Area Plan - does the community, feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Old Business:

Next meeting 9 October 2017 at 9:00 am

Adjourn

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE MINUTES

148 South Wilson, Nipomo, CA 93444

Monday, August 14th, 2017 – 9:00 am

Called to Order at 0855

Pledge of Allegiance led by Richard Malvarose

Roll Call –

Richard Malvarose LUC Chair – richard@nipomoproperties.com present

Kevin Beauchamp Incoming Chair – kevin.beauchamp@kw.com not present

Art Herbon SCAC Chair – afherbon@gmail.com not present

El-Jay Hansson – hansson@verizon.net present

Hans Hansson – hansson@verizon.net present

Vince McCarthy – vincemcc@att.net not present

Richard Wright – zwrights229@aol.com not present

William Woodson – Williamwoodson@hotmail.com not present

Rudy Stowell – rudystowell@gmail.com present

Barbara Verlangiere – blondmare@gmail.com present

Additions or Deletions - SUB2015-00079/CO 15-0108 (APN 091-011-058)

Correspondence and Comments from the Chair – Postponed welcoming the LUC Chair as he was able to make the meeting.

Approval of June Minutes A motion to approve as published by Rudy Stowell and seconded by Vince McCarthy and approved unanimously.

SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE Minutes cont'

Public Comment Period: Limited to three minutes for those items not on the agenda

Mike Berry cautioned against committee members making statements endorsing political figures and provided an update on Viva Farms with one building being taken down and that 7-10 trucks per week are still going to and leaving from Viva. He also stated that water trucks have been hauling water from East of Mesa Road into the Woodlands area.

County Referrals:

County of San Luis Obispo

Department of Planning & Building

SUB2017-00004 CO17-0059 CARONI, South County E-Referral, Parcel Map, Arroyo Grande

APN(s): 091-111-015

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

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DIRECT LINK to CARONI REFERRAL PACKAGE

Link to webpage for all referral packages on new website (07/26/2017 and later):

After a presentation by the Caroni family agent, and a lengthy question and answer period from the committee a motion was made by Rudy Stowell and seconded by Richard Malvarose to recommend approval of the project. The vote resulted in a 3/3 split and the applicants were made aware that they would be presenting their project to the full SCAC on August 28th at 6:30 pm.

Old Business: None

Next meeting 11 September 2017 at 10:00 am

Adjourn